

100

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

1801.1.C.1 - to allow a building separation of 17' in lieu of the required

30'. Sec. 504 (V.B.6.b.CNDP) - to allow a window to property line setback
of 9' in lieu of the required 15'. Section 301.1 - to allow an open projection
a 6' setback in lieu of 11.25', and to amend the last amended Final Development
Plan of Woodward Square.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason(s) (indicate hardship or practical difficulty)

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce outside noise.
4. A place to sit out and not be concerned with the weather, bugs; mosquitoes, flies, etc.
5. Improve appearance of house.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

~~XXXXXX~~ Petitioner:

PATTO ENCLOSURES, INC.

(Type or Print Name)

Signature R. L. TICE, AGENT

Address

224 8th AVE., N.W., GLEN BURNIE, MD. 21061

Address

760-1919

Telephone number

Legal Owner(s):

ROBERT McQUAIN

(Type or Print Name)

Signature Robert McQuain

Address

ROSEMARY McQUAIN

(Type or Print Name)

Signature Rosemary McQuain

Address

11 FRANCIS GREEN CIRCLE, 780-2655

Address

ESSEX, MD. 21221

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

PATTO ENCLOSURES, INC. 760-1919

Name

224 8th AVENUE, N.W., GLEN BURNIE, MD. 21061

Address

ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be posted on the property on or before the _____ day of _____, 19____.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 109, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock, _____.

ZONING COMMISSIONER OF BALTIMORE COUNTY

AFFIDAVIT

SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently or upon settlement will reside at _____

11 FRANCIS GREEN CIRCLE, ESSEX, MD. 21221

(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce outside noise.
4. A place to sit out and not be concerned with the weather, bugs; mosquitoes, flies, etc.
5. Improve appearance of house.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

X Robert McQuain

AFFIANT (Handwritten Signature)

ROBERT McQUAIN

AFFIANT (Printed Name)

X Rosemary McQuain

AFFIANT (Handwritten Signature)

ROSEMARY McQUAIN

AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of October, 1981, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert McQuain and Rosemary McQuain

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

16 10 81

DATE

My Commission Expires: 11-1-84

NOTARY PUBLIC

My Commission Expires: 11-1-84

LEGAL DESCRIPTION

Beginning on the North side of Francis Green Circle, 50' wide and at an intersecting street due East known as Paisley Court. Being Lot number 59 as shown on a Plat entitled "RESUBDIVISION OF LOTS 12 THRU 63, WOODWARD SQUARE," which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 62, folio 20. The improvements thereon being known as No. 11 Francis Green Circle. In the 15th District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th Date of Posting: 1-1-79

Posted for: Robert McQuain

Petitioner: Robert McQuain

Location of property: 11 Francis Green Circle, 11th and Paisley

Location of Sign: 11 Francis Green Circle

Remarks: 11 Francis Green Circle, 11th and Paisley

Posted by: Robert McQuain Date of return: 1-1-79

Number of Signs: 1

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 92-181-A

Petitioner(s): Robert McQuain

Location: 11 Francis Green Circle

EARL SCHWABLINE
11th and Paisley
Name(s) (Print or Print)

() Legal Owners () Residents, of
13 Francis Green Circle
Address

Baltimore
City/State/Zip Code Phone

which is located approximately 25 to 35 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Earl Schwabline 11-13-91
Signature Date
Robert McQuain 11-13-91
Signature Date

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ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th Date of Posting: 1-1-79

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Remarks: 11 Francis Green Circle, 11th and Paisley

Posted by: Robert McQuain Date of return: 1-1-79

Number of Signs: 1

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-1-79.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case Number: 92-181-A
NW/4 Francis Green Circle, 44' W/4 of c/1 Paisley Court
11th Election District
5th Councilmanic District
Petitioner(s): Robert McQuain, et ux
Hearing Date: Wednesday, December 18, 1991 at 11:30 a.m.
Variance: to allow a building separation of 17 ft. in lieu of the required 30 ft.; to allow a window to property line setback of 9 ft. in lieu of the required 15 ft.; to allow an open projection of 6 ft. setback in lieu of 11.25 ft.; and to amend the last amended Final Development Plan of Woodward Square.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
NJ11298 November 28

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NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zeke Orlean
Publisher

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LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
NJ11298 November 28

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001 6150
Number

Casher Validation

Please Make Checks Payable To: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 10/10/91 Account: R 001 6150
PUBLIC HEARINGS FEES: 92-181-A
OFF - ZONING VARIANCE (CRL) 1 X \$35.00
OFF - POSTING SIGNS & ADVERTISING 1 X \$25.00
TOTAL: \$60.00
LAST NAME OF OWNER: MCQUAIN

Casher Validation

Please Make Checks Payable To: Baltimore County

RIC-LEE CORP. TIA PATIO ENCLOSURES, INC. 224 - 8TH AVENUE, N.W. GLEN BURNIE, MD 21061-0550		1178
PAY TO THE ORDER OF	<u>Baltimore County</u>	\$ <u>60.00</u>
FOR		DOLLARS
MICROFILM: *001178* *052000896* 677 0828 3*		

111 West Chesapeake Avenue
Towson, MD 21204

887-3354

DATE: 12-9-91

Robert and Rosemary McQuain
11 Francis Green Circle
Essex, Maryland 21221

RE:
CASE NUMBER: 92-181-A
NW/4 Francis Green Circle, 44' W/4 of c/1 Paisley Court
11th Election District - 5th Councilmanic District
Petitioner(s): Robert McQuain, et ux

Dear Petitioner(s):

Please be advised that \$ 10.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 118, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Earl Schwabline
Signature

EARL SCHWABLINE
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3354

NOVEMBER 20, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-181-A
NW/4 Francis Green Circle, 44' W/4 of c/1 Paisley Court
11th Election District - 5th Councilmanic District
Petitioner(s): Robert McQuain, et ux
HEARING: WEDNESDAY, DECEMBER 18, 1991 at 11:30 a.m.

Variance to allow a building separation of 17 ft. in lieu of the required 30 ft.; to allow a window to property line setback of 9 ft. in lieu of the required 15 ft.; to allow an open projection of 6 ft. setback in lieu of 11.25 ft.; and to amend the last amended Final Development Plan of Woodward Square.

Lawrence E. Schmidt
Signature

Zoning Commissioner of
Baltimore County

cc: Robert and Rosemary McQuain
Patio Enclosures
Earl Schwabline

111 West Chesapeake Avenue
Towson, MD 21204

November 6, 1991

887-3354

Mr. & Mrs. Robert McQuain
11 Francis Green Circle
Essex, MD 21221

RE: Item No. 200, Case No. 92-181-A
Petitioner: Robert McQuain, et ux
Petition for Residential Variance

Dear Mr. & Mrs. McQuain:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001 6150
Number

Date

Please Make Checks Payable To: Baltimore County

Casher Validation

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. R. L. Tice
Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, MD 21061



111 West Chesapeake Avenue
Towson, MD 21204

887-3454

Your petition has been received and accepted for filing this
17th day of October, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

Petitioner: Robert McQuain, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 4, 1991
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Bertoldi Property, Item No. 172
Koss Property, Item No. 192
Pitts Property, Item No. 193
Weimer Property, Item No. 196
Frey Property, Item No. 197
Goodwin Property, Item No. 198
Pettit Property, Item No. 199
McQuain Property, Item No. 200 ✓
Osment Property, Item No. 201
Shapiro Property, Item No. 203
Chaney Property, Item No. 204
Colleran Property, Item No. 207
Fisher Property, Item No. 208
Wilson Property, Item No. 211

In reference to the petitioners' request, the staff offers
no comments.

If there should be any further questions or if this office can
provide additional information, please contact Jeffrey Long in the
Office of Planning at 887-3211.

PK/JL/rdn

ITMS172/TXTROZ



700 East Joppa Road, Suite 901
Towson, MD 21204-8500

(301) 887-1500

OCTOBER 29, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ROBERT MCQUAIN

Location: #11 FRANCIS GREEN CIRCLE

Item No.: 200 Zoning Agenda: OCTOBER 29, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Jeffrey Long* Noted and Approved
Planning Group File Prevention Bureau
Special Inspection Division

JK/KEK

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: November 19, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 29, 1991

This office has no comments for item numbers 172, 192, 194, 195, 196,
197, 198, 199, 200 and 202.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

92-181-A NOV. 19

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 29, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for October 29, 1991

The Developers Engineering Division has reviewed
the subject zoning items and we have no comments for
items 172, 190, 192, 193, 194, 195, 196, 197, 198, 199,
200 and 202.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s



111 West Chesapeake Avenue
Towson, MD 21204

887-3454

NOVEMBER 18, 1991

Robert and Rosemary McQuain
11 Francis Green Circle
Essex, Maryland 21221

Re: CASE NUMBER: 92-181-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case.

As you recall, this matter must now go through the regular hearing
process; the property must be reposted and notice of the hearing will
be placed in two local newspapers. You will be billed for these
advertising costs.

Formal notification of the hearing date will be forwarded to you
shortly.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner
Baltimore County, Maryland

cc: Patio Enclosures
Earl Schwabline



111 West Chesapeake Avenue
Towson, MD 21204

October 24, 1991

887-3454

COPY

Robert and Rosemary McQuain
11 Francis Green Circle
Essex, Maryland 21221

Re: CASE NUMBER: 92-181-A
LOCATION: NW/4 Francis Green Circle, 44' NW/4 of c/o Paisley Court
11 Francis Green Circle
15th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case
number. Any contact made with this office should reference the case number. This letter also serves as a
refreshing regarding the administrative process.

1) Your property will be posted on or before November 3, 1991. The closing date is November 18, 1991.
The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the
closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order
will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that
the matter be set in for a public hearing. You will receive written notification as to whether or not your
petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the
Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers.
Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after
the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE
PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND
THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE
FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR
DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

cc: Patio Enclosures

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS

RANCIS

CIRQUE

OVER AVE

STORM WATER MANAGEMENT AREA

GARAGE

POOL

PETITIONER'S EXHIBIT

PETITIONER'S EXHIBIT 2

8" ALUM. CLAD FOAM ROOF
W/ BLACK VINYL SHUTTERS

2x4 FRAMED STAIR JUMPS W/ STAIRS

NEW DECK W/ 2x4 POST RAILING

8" ALUM. CLAD FOAM ROOF
W/ BLACK VINYL SHUTTERS

1x6 S.S. BORDERS 2x4 W/ STAIRS

NEW STAIRS

0.05 ELEVATION

8" ALUM. CLAD FOAM ROOF AVAILABLE

THIS DRAWING IS THE PROPERTY OF PATIO ENCLOSURES, INC. ALL RIGHTS RESERVED. DUPLICATION OF THIS DRAWING IN ANY FORM IS NOT PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATIO ENCLOSURES, INC.	DRAWN M.A.D. DATE 11/16/91 SCALE 1" = 1'-0"	 Patio ENCLOSURES, INC.	ROBERT Mc 11 FRANCIS BALTIMORE 7800 S.
--	--	-------------------------------	---

SUITE 410
WOODHOLME CENTER
1829 REISTERTOWN ROAD
BALTIMORE, MARYLAND 21208
—
(301) 484-8400
FAX (301) 484-1943

December 16, 1991

Mr. and Mrs. Robert McQuain
11 Francis Green Circle
Baltimore, Maryland 21221

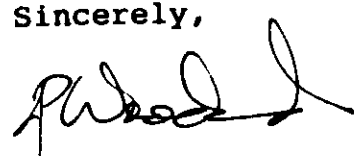
RE: Porch and Deck Addition

Dear Mr. and Mrs. McQuain:

After reviewing the plans and specs of the addition you are requesting, the Woodward Square Homeowners Association will approve the following:

1. Patio enclosure shall not be closer than 10 feet from rear property line, joining Lot 60.
2. No deck of any kind shall protrude from rear of patio structure, only a deck protruding from the side of the patio, closest to basement walkout shall be approved.
3. All work shall conform in color, quality and finish to your existing residence.

If you have any questions do not hesitate to call me at (410) 484-8400.

Sincerely,

J. Pope Woodward
Woodward Square
Homeowners Association

6

SUITE 410
WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208
(301) 484-8400
FAX (301) 484-1943

November 27, 1991

Mr. & Mrs. Robert McQuain
11 Francis Green Circle
Baltimore, Maryland 21221

Dear Mr. and Mrs. McQuain:

It has come to our attention that you are planning to build an addition onto your property in the Woodward Square Subdivision.

Please allow this letter to serve as your notification that under the terms of the Covenants and Restrictions governing your property, all additions, decks, fences, etc. must be approved in writing by the developer before any work can begin.

Accordingly, please submit plans and specifications for the addition you wish to build, showing size and location of addition before beginning any work.

Very truly yours,
Woodward Square Joint
Venture

J. Pope Woodard

JPW/

RECEIVED
NOV 28 1991



*Relocation
 Exhibit 5
 92-181-A
 (6 photographs)*

